
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town Council of the Town of Centreville

NAME OF SUSTAINABLE COMMUNITY: Historic Centreville

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1 Applicant Information**
- ☐ **TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4 Sustainable Community Plan**
- ☐ **TAB #5 Progress Measures**
- ☐ **TAB #6 Local Support Resolution**
- ☐ **TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** Historic Centreville

Legal Name of Applicant: Town Council of the Town of Centreville

Federal Identification Number: 52-6000782

Street Address: 101 Lawyers Row

City: Centreville **County:** Queen Anne's **State:** MD **Zip Code:** 21617

Phone No: 410-758-1180 **Fax:** 410-758-4741 **Web Address:** www.TownofCentreville.org

Sustainable Community Contact For Application Status:**Name:** Carolyn Brinkley **Title:** Town Clerk

Address: 101 Lawyers Row **City:** Centreville **State:** MD **Zip Code:** 21617

Phone No: 410-758-1180 x **Fax:** 410-758-4741 **E-mail:** cbrinkley@townofcentreville.org

Person to be contacted for Award notification:**Name:** Carolyn Brinkley **Title:** Town Clerk

Address: 101 Lawyers Row **City:** Centreville **State:** MD **Zip Code:** 21617

Phone No: 410-758-1180 x **Fax:** 410-758-4741 **E-mail:** cbrinkley@townofcentreville.org

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Queen Anne's

Name of Sustainable Community: Historic Centreville

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

From Gravel Run to the North to Route 18 in the South, and from the Corsica River to the West to the Shopping Center in the East.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 528.5

Existing federal, state or local designations (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Community Legacy Area | <input type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input checked="" type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input checked="" type="checkbox"/> A & E District | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input checked="" type="checkbox"/> Other(s): <u>Maryland Farmer's Market; Maryland Targeted Watershed; Tree City USA (Pending); Certified Community Wildlife</u> | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

The Town of Centreville has used Department of Housing and Community Development (LGIF) and American Recovery and Re-investment Act (ARRA through MDE WQF) funds to make improvements to streets, sidewalks, water, and sewer lines in the area, as well as water treatment system upgrades.

Centreville's dramatic population growth and recent geographic growth has added additional users to our streets and sidewalks as well as our drinking water and wastewater disposal systems. In the past five years, the Town has made significant investments, mostly using Federal and State low-interest bonds and grants, to enhance our transportation and utility infrastructure. Included among these investments are:

- New sidewalk connecting the Wharf area with downtown, as well as new sidewalks along parts of Route 213
- Repaving of Chesterfield Avenue, Little Kidwell Avenue, Spring, Holton, and Front Streets, and parts of Water Street, Broadway, Homewood and Glendale Avenues, and Watson Road
- New or upgraded water and sewer lines on the streets listed above, plus sewer upgrades on Railroad Avenue and Liberty and Commerce Streets
- Two new state-of-the-art water treatment facilities, providing compliance with federal water quality standards, enhanced capacity, and redundancy to assure safe drinking water and reliable firefighting capacity
- Acquiring land for a new water tower
- Upgrading sewage pump stations
- Restoring the historic Centreville Town Hall

These infrastructure investments have realized approximately 100,0000 gallons per day of sewer capacity, which addressed a capacity constraint on growth.

The Town also used local revitalization funds to acquire two vacant parcels in the Sustainable Community Area as part of its redevelopment strategy: The Centreville Wharf (2007; \$2 million) and the Centreville Railroad property (acquired through the State Clearing House; 2007; \$336,000).

These significant investments have expanded parking and recreational opportunities, creating a waterfront destination. The property acquisitions, in concert with the infrastructure investments, have leveraged and attracted private sector investments in the Sustainable Community Area and throughout Town.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?

(Answer Space 4,000 characters)

The Town of Centreville's water and sewer allocation fees are higher than those in nearby utility systems, and certainly higher than is perceived to be the case for nearby well and septic systems in the County. The Town's other development fees are competitive with the County and other nearby jurisdictions. Other possible barriers to Smart Growth are not known.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

Strengths:

The downtown is fairly compact and a 2010 parking study indicated that downtown parking supply was sufficient for current uses. In many of the buildings, downtown property owners have made significant capital investments to improve their properties. In addition, there are several new structures since the 1997 Smart Growth Act. Parks nearby are in very good condition with significant recent upgrades courtesy of Maryland Department of Natural Resources' Community Parks and Playground Funding.

Weaknesses:

The Town has underutilized historic assets including: "Tucker House" and "Wright's Chance", both with limited hours and modest marketing. The Historic Courthouse (1791), the oldest in continuous use in Maryland, has almost no marketing or outreach to function as a "draw" to downtown, despite being the centerpiece of Centreville's Town square.

While there is a local public bus stop for "County Ride", there is limited advertising of transportation assets and the schedule is not robust. Many roads and sidewalks have been upgraded (see section II.A.5.), but more need to be upgraded (see section IV.A.2.)

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The Central Business District (CBD) part of the proposed Sustainable Community Area) is located along Rte. 213 in the central part of the Town and is composed of commercial, service, office, residential, and governmental uses. The predominance of governmental uses and related businesses is due to the Town's role as county seat of Queen Anne's County and the presence of State, County, and Town offices near the District and Circuit courthouses. There are a large number of law offices in the vicinity of the courthouse. Collectively, these offices and businesses have a significant economic impact on the Town, both directly and indirectly, by supporting the local shops and service businesses. The mixed use of this "heart of the Sustainable Community Area" is demonstrably conducive to revitalization investment.

There are also commercial corridors in the proposed SCA astride Routes 213 and 304 to the east, north, and south of the CBD with residential components.

There remains a significant amount of undeveloped land within the SCA. Single-family residential development accounts for much of the developed land in the SCA. Public and quasi-public land uses occupy a major portion of developed properties, and commercial uses are also prominent and well-developed within the SCA.

Centreville Community Plan (2009) promotes a land use pattern both within the existing Town and beyond current boundaries into future growth areas that is consistent with a traditional small town. The Town recognizes the need to preserve the historic elements and economic vitality of the Town by linking the Town center to surrounding areas with an efficient system of roads, pedestrian walkways, community open space, and public utilities.

The current land use and zoning is conducive to revitalization investment as evidenced by the new buildings and expansion of commercial and residential square footage within the SCA.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

While the local police department is a strength and a stabilizing influence in public safety, there is a growing concern about crime as the dramatic population expansion (118%) over the last decade has introduced a growing problem with drugs, graffiti, potential gang activity, and other crimes.

The Queen Anne's County Arts Council, private galleries, and local churches in the SC Area do a nice job putting on cultural and artistic activities that are within and readily accessible to the SC Area residents, and the community at large. Additional funds are needed to complete the restoration of the former Kennard High School as the African American Cultural Center, which might serve as a local community center.

The Sustainable Community program seeks to "more tightly integrate the residential and commercial uses, by expanding cultural, artistic, and dining opportunities."

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

A key natural resource is the Corsica River Watershed Restoration Action Strategy (WRAS) which was completed in 2004, sponsored by the Town of Centreville, and supported by diverse and active stakeholder interests. It sets forth a blueprint for the sustainable environmental health of the Corsica River watershed and thereby the SCA. In 2005, the Governor designated the Corsica River as a "targeted watershed", the only one in the State of Maryland. It also has been designated as impaired under Maryland's Clean Water Action Plan since 1999 and given the highest priority for restoration. The WRAS science draws upon the historic data contributing to that designation, while updating and expanding that knowledge with a host of new data which describe and document water quality, shoreline characteristics, development and farming impact, and a variety of impairments. These data show that considerable restoration is sorely needed. Moreover, they point out where, what, and how much restoration is needed.

Tidal wetlands along Bay tributaries such as the Corsica River and Mill Stream are protected by current State and Federal tidal wetland regulations in addition to the local Town and County Chesapeake Bay Critical Area Ordinances which generally mandate no disturbances within 100 feet of tidal wetlands except for limited disturbances related to water-dependent uses. Nontidal wetlands are also protected by State and Federal regulations which severely limit or restrict disturbance of the wetlands and a 25-foot surrounding buffer area.

Forested areas within and near the SCA are protected by local forest conservation regulations as mandated by the State Forest Conservation Act. These regulations limit clearing for development and in some cases require forested areas to be created in conjunction with new development.

The Federal Emergency Management Agency (FEMA) has mapped the 100-year floodplain and the Critical Area for the Centreville Area. This is a tidal floodplain area where high waters and tides could occur in the event of very severe storms. Development is permitted by local ordinances within the 100-year floodplain as long as the habitable area of any structures is constructed at least one foot above the 100-year flood elevation which is seven feet above sea level and higher in the upper reaches of Mill Stream and Gravel Run. These restrictions are typical for most Chesapeake Bay coastal jurisdictions. Tidal floodplains do not typically experience the high water flows and velocities of riverine floodplains nor the storm surges of ocean floodplains where substantial loss of life and destruction of property can occur. Most floodplain areas in and around Centreville are located within the Chesapeake Bay Critical Area and sensitive areas are regulated by environmental protections.

The impaired watershed and sensitive areas of the SCA are weaknesses. However, the protective regulatory environment, the high quality of planning documents (such as the WRAS and Community Plan), and demonstrated personnel capacity to effect improvements in the SCA are clear strengths.

Another element of the urban "infrastructure" of Centreville is that of trees and the benefits they provide. Urban trees are dispersed in small clusters throughout the Town, but have a collective impact on both the environment and human health. Increasing the number of urban trees and the amount of mature, leafy canopy that spreads across the Town improves the overall quality of life for urban residents. An Urban Tree Canopy law was adopted in 2008 which recommends appropriate targets for each area of Town. The goals of the ordinance include: streetscape improvements, cooling impervious surfaces, habitat creation, stormwater control, energy savings, air quality improvement, and preservation of the aesthetic environment that is desired in a coastal community.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Each of the following initiatives is a strength that has contributed to reducing the Town's carbon footprint and enhanced the Town's sustainability.

- Started a town-wide single-stream recycling program in 2010. This expanded a smaller prior opt-in pilot program of sorted recycling.
- Green Business Initiative allows local businesses to receive Certification as a Green Business for meeting specific sustainability objectives. (2010)
- Established Tree Board to improve tree canopy, community aesthetics, promote tree planting, care, and Arbor Day activities in seeking Tree City USA designation. (2008)
- Upgraded trash cans in partnership with the downtown business community (2009).
- Completed revitalization of Millstream Park which provides a park pavilion, walking trail, and ADA compliant playground. (2010)
- Adopted Pet Waste ordinance and installed pet waste stations (2007)
- Centreville Farmer's Market is held each year from May through October to provide fresh produce to local residents, support local farmers, reduce carbon footprint of hauling produce long distances, and increase customer base to downtown merchants. (2002)
- Encouraged backyard composting. (2006)
- Hybrid car purchase for Town (2007)
- Installed a dissolved oxygen meter at Wastewater Treatment Plant to run BNR processes more efficiently with lower carbon footprint. (2011)
- Retrofit light fixtures to Compact Fluorescent Light bulbs. (2006-2008)
- Installed programmable thermostats to reduce off hours energy demand. (2009)

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

The WRAS and implementation thereof are significant strengths, with State, Federal, and private parties funding, through grants, more than a million dollars of stormwater related projects since 2006.

The Town of Centreville lies at the heart of the Corsica River Watershed and forms the confluence of the three major nontidal sub-watersheds. Although the Town is the sole point source contributor of nutrients to the Corsica River during winter periods of frozen ground, the loading has been dramatically reduced due to the completion of a more efficient wastewater treatment plant. During most months of the year, effluent from the plant is conveyed to a spray irrigation site east of Town where it is part of a sustainable agricultural production program. The Town and its surroundings, as one of the State's Smart Growth Priority Funding Areas (PFAs) is the primary area for future growth in the watershed. The Town has the most to gain from pro-active environmental stewardship and the most to lose by not pursuing the highest standards of environmental excellence.

The Corsica River WRAS is truly unique in that it is the only WRAS sponsored by an incorporated municipality. The Town of Centreville has identified the health of the Corsica River as a key component to its heritage and its future. The Town believes that by taking a leadership role in the watershed restoration effort, precedent will be set for other towns across the state to seize control of their environmental future and facilitate coordination between economic development and growth. It is the Town of Centreville's goal to ensure that growth does not occur at the future expense of the environmental health of the Corsica River.

Two completed restoration projects directly affect the Sustainable Community Area:

A Wooded Wetland adjacent to Gravel Run was completed in 2010. This wetland treats runoff from about 17 acres (including 2 acres of impervious surface directly related to Rt. 213) by retaining and filtering water before it reaches the river. .

Also completed in 2010, was a Coastal Plain Outfall which captures storm water runoff from rooftops, roadways and parking lots along Banjo and Turpins Lanes, and the town's public works yard. It drains approximately 10 acres.

Two additional projects are underway in the Sustainable Community Area and are for stormwater retrofits on highly impervious parcels. The first will be completed at the Queen Anne's County Health Department, located on Commerce Street and the second at the Goodwill Volunteer Fire Department, located on Broadway. Bio-retention islands will be installed in the parking lots to reduce the amount of impervious surface at these locations. Completion is expected in 2012 and 2013, respectively.

As part of the Town of Centreville's stormwater management effort to reduce stormwater runoff and to meet the goals of the Corsica River Watershed Restoration Strategy, the Town initiated a Rain Barrel Program. This program is a part of the Town's marketing campaign to change homeowner behavior to prevent watershed pollution and improve water quality by reducing nutrient and sediment flow in the Corsica River. Approximately 140 people have purchased a barrel for \$10.

Potential weaknesses are uncertainty of future external funding for stormwater projects and the lack of a sustainable local funding source, such as a stormwater utility. However, the Town has completed (2010) a comprehensive stormwater utility feasibility study.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

The major economic weakness over the past five years in Centreville is likely attributable to the downturn in the national and global economy. However, despite this general economic malaise, the most positive trend is that Centreville continues to see growth in population, continuing investment by startup businesses, and reinvestment and expansion by existing businesses. A major positive outcome of this trend is significant consolidation of the Town's main street core, in part due to relocation of several businesses within the Sustainable Community Area to a key stretch of the aptly named Commerce Street. For the first time in 15 years, all of the storefronts on this block are rented, with a mix of retail, service, governmental, and food service businesses with a residential component above the ground floor. Eight of the 15 storefronts in this corridor are new businesses established within the last six years, most of those within the last three years.

Centreville's unemployment rate is 7.1% and is consistent with the State of Maryland unemployment rate of 7.4% and Queen Anne's County unemployment rate of 6.9% but below the national average of 9.1%. The median income in the Town of Centreville is \$62,263. With a current population above 4,200, the Town has become a popular residential enclave as a bedroom community for commuters to the western shore urban centers, with families able to afford more house with better schools than is available across the Chesapeake Bay Bridge. Coupled with the small town charm and rural lifestyle, Centreville has also become a retirement destination, both within a 390 lot age-restricted community and elsewhere throughout the Sustainable Community Area and Town.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

In 2010, the average cost of residential construction was \$141,900. Homeownership rate for the Town of Centreville is 74.5% compared with Queen Anne's County's rate of 82.9%. Housing construction continues despite the economic downturn and is affordable, particularly at the higher AMIs.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

Centreville's population is 4,285, which is a 118% increase over the results of the 2000 U.S. Census. Of those 4,285 residents, 85% are Caucasian, 11% are African American, and 4% make up the following races: American Indian and Alaska Native, Asian, Native Hawaiian, other races, or two or more races. The median age in Centreville 39.5 years; 72.5% of the population are 18 years of age and older and 17.9% are 65 years of age and older.

Centreville has a total of 1,694 housing units, of which 1,568 are occupied. Of those occupied housing units, 1,169 are owner-occupied and 399 are renter-occupied. Sixty of those 1,568 housing units have three or more generations living in one household. The average household size in Centreville is 2.6 and the average family size is 3.12. As mentioned above, the median income for Centreville is \$62,263.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

The Town of Centreville has a Council-Manager form of government. The three-member Town Council currently works closely with Centreville Alive!, our downtown development group, which is led by a five-member Board of Directors and organized into subcommittees with members from local businesses as well as local community organizations. The Sustainable Communities Workgroup is envisioned to include the Town Manager and Town Clerk, the Centreville Alive! Board, the Executive Directors of the Queen Anne's County Historical Society and the Queen Anne's County Arts Council as well as volunteers from local fraternal organizations including: Rotary Club, American Legion, Lions Club, and Masonic Lodge. Should the Town be designated a Main Street Maryland Community, the Main Street Manager would also be part of the Sustainable Communities Workgroup.

Municipal staff will manage the implementation of the Sustainable Community Plan, under the guidance of the Town Council with oversight by the Town Manager and Town Clerk. The Main Street Manager, Watershed Manager/Zoning Administrator, Finance Officer, Director of Public Works, and Police Chief will each have roles in implementation with their subject areas and will serve as the implementation team. The Sustainable Communities Workgroup will coordinate these efforts, with County government participation.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects.

Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? *(Answer Space 4,000 characters)*

The Town of Centreville's leadership and implementation team has more than a century of combined experience in government, and in the past five years has overseen the expenditure of more than \$10 million in revitalization funding including state bonds and private financing for capital improvement projects and revitalization property acquisitions, as well as state, federal, and private grants for capital projects, capacity building, public outreach, and long term planning. The Sustainable Communities Workgroup adds subject matter expertise in an array of private sector endeavors, plus historic preservation and arts promotion.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? *(Answer Space 4,000 characters)*

See also section II.A.5.

Residents and other stakeholders have been actively engaged by the Town of Centreville in the formation and implementation of the Centreville Comprehensive Plan (2005-present), the Corsica River WRAS (2004-present), and Centreville Alive! (as the Main Street partner and business association; (2009-present); of which the Sustainable Community Action Plan is an outgrowth and logical next step.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

The Town of Centreville is bullish on Smart Growth, and over the past decade has been the fastest growing municipality in Maryland (with a population above 1,500).

The layout, design, and visual appearance of a community can have a profound impact on its quality of life and economic well-being. Centreville residents and visitors enjoy the community's small town appeal, attractive streetscapes, and historic architecture. As Centreville grows in the future, its most beneficial features should be preserved. Centreville ensures that infill development and redevelopment of sites located in close proximity to buildings with historical and/or architectural significance are accomplished in a manner that is compatible with and complementary to the historic and architectural character of the area.

Town Growth Areas and Town Infill Areas have been identified and have occurred in areas such as The Preserve, Heritage, Providence Farm, and Wetherbee subdivisions. Centreville's design standards (2010) ensure that new residential neighborhoods reflect the small town character and are complementary to the features that make Centreville a unique and pleasant place to live, work, and visit.

In June 2008, the Centreville Town Council approved Resolution No. 02-2008 for the purpose of updating the Wastewater Capacity Management Plan (CMP). Centreville was the first municipality in the State to submit such a plan. The CMP assure that growth will not degrade the natural environment. The 2009 Centreville Community Plan identified a Greenbelt around the Town, to define a growth boundary and a clear contrast between the rural countryside and developed, built Town.

These Smart Growth policies assure that they encourage reinvestment and growth in the existing Town, and discourages growth that degrades natural resources, farms, and rural landscapes.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

Centreville's dramatic population growth and recent geographic growth has added additional users to streets and sidewalks as well as drinking water and wastewater disposal systems. In the past five years, the Town has made significant investments, mostly using Federal and State low-interest bonds and grants, to enhance its transportation and utility infrastructure.

Upcoming infrastructure projects include: repaving of Railroad Avenue (Route 304 East of downtown), Broadway, and Kidwell Avenue and related water and sewer lines; upgrades to the Wastewater Treatment Plant to continue to enhance treatment processes; regional stormwater management systems; construction of a new elevated water storage tank; parking improvements; and infill development at the former railroad station property (now owned by the Town).

The Town of Centreville works closely with the Maryland State Highway Administration District 2 office to contribute to commercial revitalization by reducing speed limits to 25mph through the downtown area, upgrading downtown crosswalks and sidewalks to ADA standards, and fully developing plans for a streetscape (community enhancement) program. Regrettably, the Community Enhancement program is not currently well-funded, but plans are in place should state funding levels increase.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

The Town of Centreville has undertaken the following initiatives to reduce the Sustainable Community Area's impact on the environment; and will seek to expand these programs as an SCA:

- Started a new town-wide single-stream recycling program (2010). This expanded the prior opt-in pilot program of sorted recycling.
- Green Business Initiative allows local businesses to receive Certification as a Green Business for meeting specific sustainability objectives. (2009)
- Established Tree Board to improve tree canopy, community aesthetics, promote tree planting, care, and Arbor Day activities in seeking Tree City USA designation. (2008)
- Installed upgraded trash cans in partnership with Centreville's downtown business community to keep trash off streets and out of storm drains. (2009)
- Completed revitalization of Millstream Park which provides a park pavilion, walking trail, and ADA compliant playground
- Adopted Pet Waste ordinance and installed pet waste stations (2007)

The Town of Centreville contracted Environmental Resources Management (ERM) in 2010 to perform a Parking Study which evaluated recommendations for balancing the parking supply and demand in and around the Central Business District (CBD). Centreville's CBD encompasses the Town's compact, historic downtown. It is home to state and local government facilities, including state District and Circuit Courts; and various Town, County, and state government offices. The CBD is also home to a variety of small-scale commercial and employment uses. The presence of so many uses in a relatively compact space (the CBD itself is less than one-half mile across), and plans for new expanded uses have created some concern that there may currently be an undersupply of parking in the Centreville CBD—or that the number of parking spaces will be lacking in the future. At the same time, the Town is investigating options to reduce impervious surfaces (including paved areas) in an effort to improve water quality in the Corsica River. To address future parking demands the Study recommends the installation of clear, uniform signage and/or street markings indicating the location of parking lots and individual on-street parking spaces. In addition, the Town will comprehensively review and, as appropriate, revise its parking regulations to reduce parking requirements for future development and to promote shared parking. By reducing the quantity of required parking to regional standards and reducing the size of parking stalls, the Town will incentivize business investment by reducing start up costs of installing parking and reduce the amount of impervious surface created by infill and new investment and development.

The Town will also implement "Centreville Dollars", a program to promote buying from Centreville-based businesses.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

The following community groups have been instrumental in the completion of many sustainability initiatives with the Town. Their continued support will be key to the implementation of future projects:

- Centreville Environmental Advisory Committee
- Centreville Park Advisory Board
- Centreville Tree Board
- Centreville Planning Commission
- Queen Anne's County Forestry Board
- Queen Anne's County Government
- Corsica River Conservancy
- Corsica River Yacht Club
- Queen Anne's County Historical Society
- Queen Anne's County Public Schools

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The Town of Centreville is the county seat and the County's largest incorporated municipality. The Town hosts state, county, and municipal government services as well as many historic sites, shops, service businesses, and unique restaurants, serving local residents as well as transient and a rural regional clientele. The Town is located at the head of navigation of the Corsica River, a tributary of the Chester River.

Centreville has evolved slowly over the years as a traditional small town with numerous public buildings, several public school facilities, a compact central business district, quiet tree-lined residential neighborhoods, two Town parks, and limited commercial/industrial uses along the railroad spur and major roadways leading into Town. The Centreville Historic District was included in the National Register of Historic Places in 2004. The District includes six structures that are individually listed on the National Register:

The Queen Anne's County Historical Society (QACHS), founded in 1960, is located in the Tucker House on Commerce Street. Built circa 1794, Tucker House is one of the oldest houses in Centreville, standing on the second lot to be sold when the Town of Centreville was laid out in 1792 for the new county seat. QACHS also owns Wright's Chance, an early plantation house, located on Commerce Street and built circa 1744.

The County Circuit Courthouse is the oldest courthouse in Maryland still in continuous use and draws many visitors interested in its history, if not the proceedings inside. It remains a valuable and essential focal point of our downtown area.

Millstream Park is located on the south end of the Sustainable Community Area and provides play structures, a basketball court, benches, sidewalk connections, entrance walls, and many trees. Nearly all of this work was completed with grant funding from the State of Maryland. Future plans call for paving sections of the Mill Stream Trail, extending the trail to the Business Park and Symphony Village as well as making additional trail connections to North Brook and Providence Farm.

The Centreville Wharf and Waterfront are open to the public to provide access to the Corsica River. This past spring, the town completed a 450 foot boardwalk including two observation/fishing platforms and 5 finger piers with ten boat slips. Also completed were 270 feet of living shoreline with a pervious paver walkway and wetlands restoration. In addition, two pocket parks have been constructed adjacent to the Queen Anne's County landing. These included replacement of the existing bulkhead and construction of a gazebo, pavilion, and parking. Pervious pavers were used and careful attention was given to stormwater management and critical area mitigation and landscaping. Future plans for this area include a canoe/kayak launch on a floating dock.

The Town also works cooperatively with other civic groups, including the Corsica River Conservancy, Rotary Club, the Lions Club, the Masonic Lodge, American Legion, and others to support various specific activities, including promotional events especially parades and veterans events that are held throughout town.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

Centreville has applied for Main Street Maryland designation and the following goals and strategies were submitted for Centreville's application. The intent is to coordinate the efforts of the proposed Sustainable Community Area with the proposed Main Street Area.

Goals that have been established are:

- Emphasize and distinguish the entrances into the Main Street/Sustainable Community Area from surrounding areas by "gateway" locations using landscaping, signage, and other street furniture elements.
- Reinforce the concentration of civic buildings and related services and offices with pedestrian links and adequate parking.
- Create diversity of uses in the Area by encouraging the location of small businesses, upper floor residential units, and entertainment destinations.
- Organize all Sustainable Community/Main Street Area components into a group to promote common economic, historic preservation, and land use interests.
- Continue to invest in streetscape improvements including street trees that provide for community needs and aesthetically unify the Area.

The strategy for continued revitalization is to ensure that continued preservation and sensitive rehabilitation of historic structures, especially façades, be maintained through the controlled adaptive reuse of buildings, controlled alterations of historic buildings, and developer incentives. The development of residential units on the upper floors of commercial and service uses is encouraged to provide community vitality during all hours of the day.

Proposed Town commercial areas should be designed to utilize groupings of clustered buildings, as opposed to standard strip commercial structures. Parking and pedestrian spaces should be integrated into the project rather than separated from buildings and structures. All building façades visible from adjoining properties or a street should have an architectural theme and appearance. Façades should reflect local vernacular architectural styles. Flat roofs should be discouraged.

Streetscape improvements should be maintained or considered for the Sustainable Community Area and other Town commercial areas leading into Centreville. Examples of these improvements are:

- Street trees along sidewalk edges.
- Brick sidewalks or stamped pavement along commercial street frontages in historic areas.
- Sidewalk benches and informational signage.
- Pedestrian and building foundation lighting.
- Ultimate relocation of utility lines and poles from streetscape.
- Relocation of parking areas to the side and rear of the buildings.
- Building façade renovations in keeping with character of the building.
- Location of new buildings to maintain adjoining setbacks.
- Public participation in placing public art at key locations.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

A substantial portion of the wharf area has been opened to provide much needed public access to the Corsica River; this was one of the goals of the WRAS. As mentioned previously, two pocket parks were constructed in the summer of 2010 and included replacement of the existing bulkhead and construction of a gazebo, pavilion, and parking. Pervious pavers were used and careful attention was given to Stormwater management, and critical area mitigation and landscaping.

The Town of Centreville purchased approximately 2.5 acres known as the Centreville Wharf in 2007. It sits prominently on the shore of the Corsica River at the confluence of two streams: Gravel Run and Millstream. The Wharf Improvement Plans consisted of: the living shoreline (275 LF), a replacement bulkhead (450 LF), six foot wide boardwalk (400 LF), five finger piers, ten boat slips, and two observation decks with access for transient boaters.

The Millstream trail leads to the south pocket park, and pedestrians can walk along the waterfront for approximately 1,000 LF.

The Town is seeking to improve several "pocket parks" in the Sustainable Community Area using the successful model of revitalizations of similar small parcels at the Centreville Wharf.

The Centreville Park Advisory Board is working diligently on a Master Plan to interconnect the public parks and green spaces, and to prioritize "pocket park" projects.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

Members of the Homeowner Associations at Northbrook and Symphony Village as well as the Queen Anne's County government will be key to the implementation of these initiatives.

The Centreville Park Advisory Board, Centreville Environmental Advisory Committee, Watershed Manager/Zoning Administrator will expand and continue to implement the initiatives in this section, in partnership with the Queen Anne's County Master Gardners, Garden Club, and State Forester.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

Centreville recently held a Business Roundtable and the goal was to maintain an ongoing dialogue with Centreville's business community about what the Town can do to help its businesses thrive, grow, attract new businesses, and speed economic development. Many businesses attended the roundtable discussion and offered suggestions on ways to incentivize businesses to locate to Centreville. Some suggestions were:

- Tax increment financing
- Tax credits
- Low interest loans
- Look at Town policies in dealing with businesses
- Welcome packet to new businesses
- Promote Centreville's historical heritage, attract industry, create jobs, and create entertainment to attract and keep people in Town in the evenings and on weekends

A key job creation goal is helping facilitate the build-out of the Centreville Business Park, and particularly assisting the development in finalizing plans to build a hotel associated with national brand. Such a hotel will keep tourists and other visitors in town, which will create additional jobs.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

The Town intends to reactivate its dormant Community Reinvestment Fund to use as a revolving loan fund to match private sector funds for projects such as façade enhancement, small business startup financing (micro loans), and others.

The Town Council has budgeted funds this fiscal year for an economic study to quantify for prospective investors, the local and regional market conditions and factors, such as economic "leakage" of funds currently exported to nearby shopping areas in Delaware, Annapolis, Easton, etc.

Another small business incentive is the Green Business Program. The Town of Centreville recognized the first certified green businesses at a Town Council meeting on October 7, 2010. The Green Business Program is a voluntary program initiated in 2009 and intended to encourage businesses to implement activities that are good for the environment and their bottom line. Businesses that are certified receive a window decal and formal recognition by the Town Council to show that they are implementing environmentally friendly best management practices (BMPs) that can result in cost savings through improved efficiency, energy and water conservation, and waste reduction to protect the Corsica River Watershed.

The initial program was offered to two (2) business sectors: food establishments and office/retail. Under the program, businesses must meet established criteria from a checklist that includes 68 items. Some of the BMPs that are considered are:

- Using dry clean up methods for spills and keeping absorbent materials available.
- Ensuring that dumpsters are located away from storm drains.
- Using cleaners that are biodegradable & contain no phosphates.
- Planting native plants and using organic lawn products.
- Redirecting downspouts toward landscaped areas.
- Choosing recycled content products.
- Installing hand dryers in restrooms.
- Recycling cardboard, mixed paper, newspapers, office paper.
- Using Energy Star or other energy reduction electrical equipment.

Once a business passes an on-site verification process, they are green certified for a period of 3 years. At the end of the first and second year of certification, businesses are to submit an annual self-certification form. Through this form, businesses self-certify that they are continuing to comply with the green measures identified in the checklist. At the end of the 3-year period, a business will need to demonstrate additional improvements made to prevent pollution and conserve resources.

This program will be expanded to include the entire spectrum of non-residential uses (e.g. commercial and institutional). Further, the Sustainable Communities Work group will also develop and implement a residential Green Certification. This will integrate existing residential programs such as rain barrels, rain gardens, National Wildlife Federation habitat enhancements, and energy audits.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

Not applicable

However, while Centreville is not deemed a key beneficiary of BRAC, commuters who work at western shore bases are "voting with their carpools" among the thousands of other new Centreville residents who have contributed to the Town's 118% population growth (US. Census data) between 2000 and 2010. This is due to proximity, quality infrastructure, favorable housing prices, and excellent schools in Centreville.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Centreville Main Street program
- Centreville Alive!
- Queen Anne's County Department of Economic Development
- Queen Anne's County Chamber of Commerce
- Centreville Business Roundtable

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

Development of mixed uses in the Sustainable Community Area, plus support by the Town Council, Planning Commission and Board of Zoning Appeals for density bonuses, variances, rezoning, and text amendments has and will continue to expand housing choices. Implementation of the Community Plan will next involve the creation of two new zones: Traditional Neighborhood Design (TND) and Mixed Use Development (MUD). When added to the code these will also expand housing choices as will development of the Community Plan's six designated revitalization areas. All are located in the Sustainable Community Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?*(Answer Space 4,000 characters)*

Infill development near town and building on the significant sidewalk upgrades will improve transportation and community walkability. Two pending multi-family infill projects in the Sustainable Community Area will potentially result in more than 300 units walkable to schools, the Town Center, shopping, and recreational areas.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

Pending development proposals call for more than 300 units of affordable housing in the Sustainable Community Area, with additional mixed use components possible. Lower income individuals and individuals with mental health challenges will particularly benefit from this increased access.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Crossroads Community, Inc.
- Queen Anne's County Housing Authority
- Private Developers
- Maryland Department of Housing and Community Development
- Queen Anne's County Mental Health Coalition
- Queen Anne's County Department of Housing
- Queen Anne's County Department of Social Services

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

New Railroad Avenue multi-path is geared to include bikers. Plans have been drawn up for a "Park & Ride" lot within the Sustainable Community Area on municipal property near the cemetery.

The completion of the Park Advisory Board Parks and Recreation Master Plan, currently under development, is intended to link residential and non-residential areas throughout town with parks as greenways, and connect bikers and walkers to all parts of town, including carpool "park and rides".

Bus transit is extremely limited but located downtown. Rail is not applicable.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) *(Answer Space 4,000 characters)*

Not applicable.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Centreville Environmental Advisory Committee
- Queen Anne's County Bicycle and Pedestrian Advisory Committee Members
- Queen Anne's County "County Ride"
- Queen Anne's County Parks & Recreation Advisory Board

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

Work with local representatives of:

- * Maryland Department of Business and Economic Development
- * Maryland Department of the Environment
- * Environmental Protection Agency

and all agencies and groups previously listed to collaborate on grant and private funding opportunities, and streamline regulatory processes.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? (Answer Space 4,000 characters)

The Sustainable Community Plan is a directly derived outgrowth of the Centreville Community Plan that was jointly adopted by the Town Council of Centreville, Board of Queen Anne's County Commissioners, Town of Centreville Planning and Zoning Commission, and the Queen Anne's County Planning Commission. Chapter 9 of the Plan, "Implementation Element Recommendations," and specifically Table 9-1, Recommendations Chart, were recognized by the Maryland Department of Planning as an innovative mechanism to distill the Community Plan's many recommendations into an easy-to-read executive summary and tabular tool to benchmark progress.

The Centreville Community Plan (adopted in 2009) establishes goals, objectives, and recommendations for the long-term growth management of the incorporated Town of Centreville and nearby unincorporated areas of Queen Anne's County. The purpose of this Plan is to chart a responsible and beneficial course for the future of the Centreville Area. The Centreville Community Plan was incorporated as an amendment to the Queen Anne's County 2002 Comprehensive Plan and later incorporated in the adopted 2010 Plan. The 2009 Centreville Community Plan was been recognized by the Maryland chapter of the American Planning Association as "Best Small Town Rural Initiative for 2009." The Watershed Restoration Action Strategy (adopted in 2004) sets forth a blueprint for the sustainable environmental health of the Corsica River.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

By identifying concrete outcomes and measurable benchmarks, The Plan will demonstrate to business owners and potential investors the extent of the Town's commitment to revitalization efforts, and the depth of its private sector stakeholders' willingness to engage in the process. The Town is "putting its money where its mouth is" In developing programs such as the Business Roundtable and Main Street Maryland. Local banks have worked collaboratively with the Town to restructure the debt of developers who fund themselves "under water" so they can continue desired growth and avoid bankruptcy, foreclosure, etc. Revolving façade grants will use existing community reinvestment funds to leverage/match funding from property owners or business owners.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

1. Increase the number of participants in the Green Business Certifications program
2. Begin using Community Reinvestment Fund in Public-Private Partnership to catalyse revitalization
3. Decrease nutrient load reductions into watershed.
4. Retain and attract new businesses
5. Complete major infrastructure project

V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. *(Answer Space 4,000 characters)*

1. Double Green Business Certification participation in year one, and double again in year two.
2. Make available at least \$5,000 in micro-loans for small business startups from Community Reinvestment Fund in each of the next three years.
3. Quantify sediment removal and nutrient load reductions from stormwater investments by drainage area within the Sustainable Community Area.
4. Track business occupancy rates with goal of increasing occupancy each year for the next three years.
5. Complete Railroad Avenue paving and utility project within 3 years.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date